



GRASSROOTS
REALTY GROUP

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**4425 Silverwood Crescent
High Prairie, Alberta**

MLS # A2269128

\$424,900



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,285 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Irregular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Soaking Tub, Storage		

Inclusions: White Shed

Located on a generous corner lot in the desirable Silverwood Crescent, this custom-built, two-storey home is a true gem in High Prairie, where homes of this stature are a rare find. Constructed in 1996, this 2285-square-foot residence combines functional living with unparalleled outdoor space. Step inside to discover a thoughtfully designed galley kitchen, which offers the benefits of easy workflow and features a convenient pass-through to the formal dining room on one end and a cozy breakfast nook on the other—complete with dedicated space for your coffee pot and toaster. The inviting living area is anchored by a warm, wood-burning fireplace with built-in wood storage and is flooded with natural light from ample windows that frame the stunning backyard views. This room provides access to the composite deck, perfect for entertaining and relaxing. For more intimate outdoor moments, a separate small BBQ deck is easily accessible directly from the breakfast nook. The property itself is an oasis, feeling more like a private acreage than an in-town lot. Spanning almost half an acre, it backs directly onto a creek, offering both privacy and picturesque scenery. Upstairs, you will find three comfortable bedrooms, a main bathroom that conveniently houses the washer and dryer, and a fantastic bonus room over the garage featuring windows that provide a panoramic view of the entire street. The home's potential extends into the full, partially finished basement, currently being used as a fun recreation space or ready to be transformed with future bedrooms, and is complemented by a heated, attached double garage.